

SKATEPARK SITE ANALYSIS – APRIL '16



SKATEPARK SITE ANALYSIS – LEHI CITY, UTAH

SPOHN RANCH, INC. | DESIGN. BUILD. COME TOGETHER.

SITE ANALYSIS

CRITERIA OVERVIEW

VISIBILITY

- How easy would it be for law enforcement and parents to patrol and check-in on the skatepark?
- Is the site surrounded by other active areas, giving users the sense that eyes could be on them at any given time?

ACCESSIBILITY

- How centralized is the site? Is it on the outskirts of town and hard to get to for the majority of the town's residents?
- What is the proximity to public transportation? (bus, train, bike trails, sidewalks for walking/skating, etc.)

DESIGN CANVAS

- Is there enough space to achieve the desired square footage? Is there potential for future expansion?
- Is the shape of the space conducive to skateboarding traffic patterns or do awkward corners and boundaries create challenges?
- Is the topography conducive to skatepark design? Do natural elevation changes present opportunities or challenges?
- Would the scenery, aesthetics and atmosphere compliment a social gathering space like a skatepark?
- Do water-table depth and existing drainage present opportunities or challenges?

BARRIERS TO "SHOVEL-READY"

- Does the agency already own the property? Is it properly zoned? Or would a property acquisition and zoning process be lengthy and challenging?
- Would use of the site require demolition of existing structures? How extensive?
- Does use of the site for a skatepark conflict with future plans for the space?

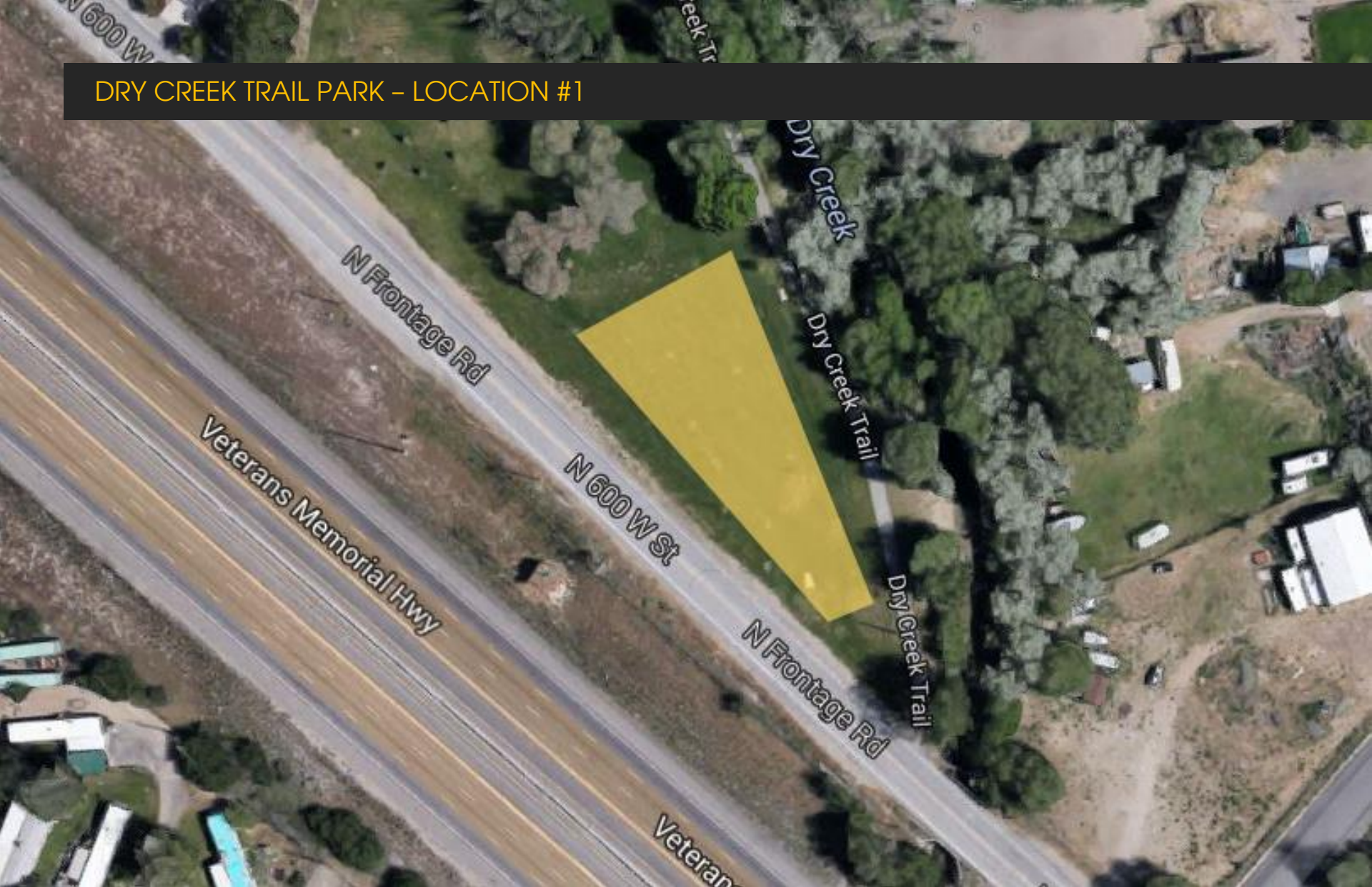
AMENITIES & INFRASTRUCTURE

- Does the site have existing support amenities such as parking, restrooms, water fountain, etc. within walking distance or would they have to be created from scratch?

IMPACT TO SURROUNDING ENVIRONMENT

- Would use of the site for a skatepark conflict with other activities within the overall space? Would a skatepark displace an existing recreational activity?
- Would use of the site for a skatepark negatively impact natural or cultural resources?
- Would the proximity to homes cause excess noise for residents?

DRY CREEK TRAIL PARK – LOCATION #1



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DRY CREEK TRAIL PARK – LOCATION #1



SITE SCORE: 47/60

VISIBILITY – Highly visible from the Interstate and N Frontage Road

ACCESSIBILITY – Central in the both the east-west and north-south direction. Adjacent to Interstate 15

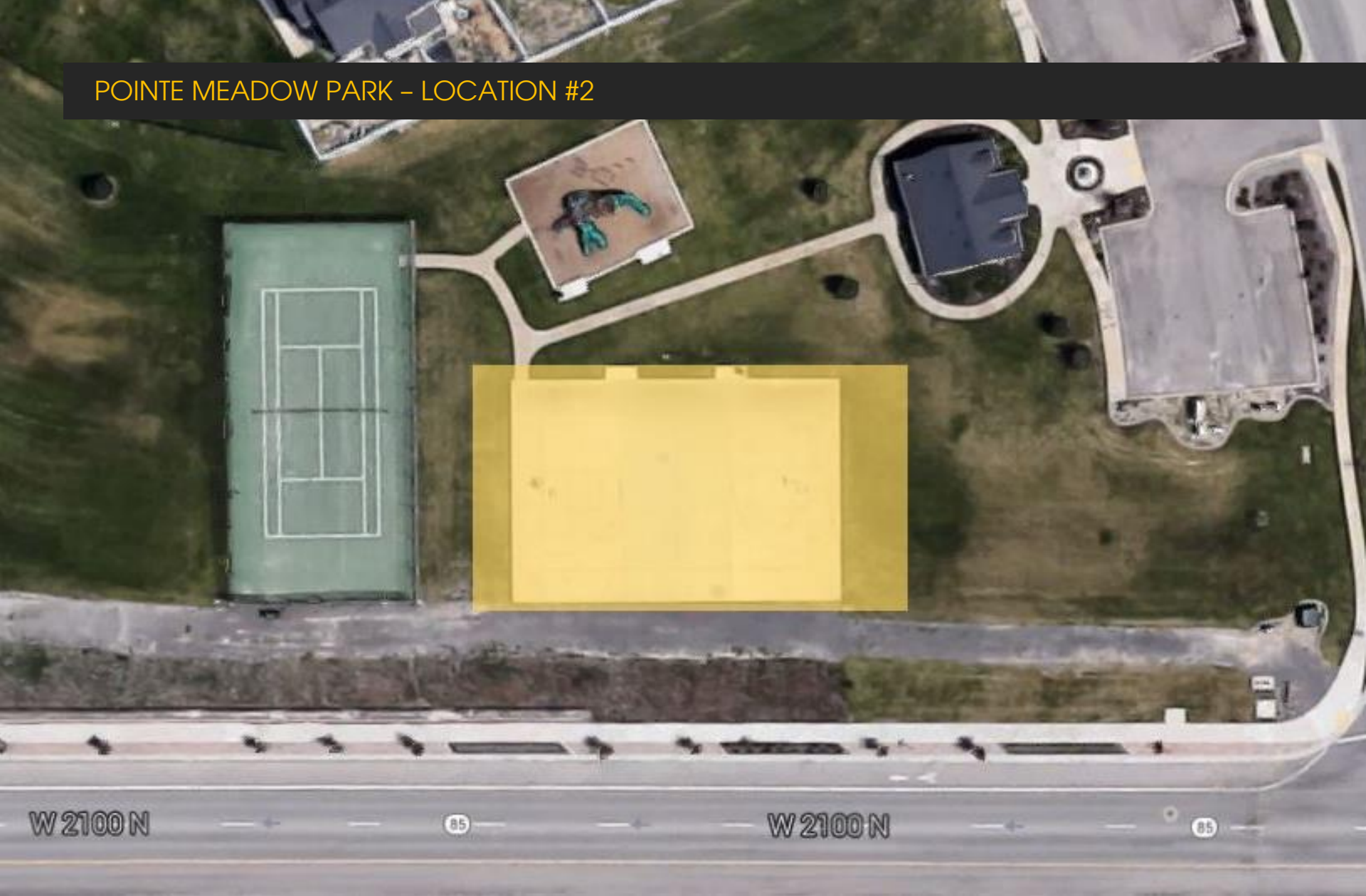
DESIGN CANVAS – Available space offers 20,000+ square feet – more than enough for the proposed facility. High water table does limit depth of below-grade features.

BARRIERS TO SHOVEL-READY – Property is City-owned and would only require minor work to move a frisbee golf tee box

AMENITIES & INFRASTRUCTURE – Roughly 12 parking spaces along N Frontage Road, with additional street parking within the surrounding neighborhood. There is a restroom 1,500 feet up the trail to the north. Existing trees provide natural shade.

IMPACT TO SURROUNDING ENVIRONMENT – From edge of concrete to nearest home would be 300+ feet. That distance combined with noise from Interstate 15 equates to virtually zero sound impact. Skatepark would require minor re-routing of frisbee golf course.

POINTE MEADOW PARK – LOCATION #2



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POINTE MEADOW PARK – LOCATION #2



SITE SCORE: 44/60

VISIBILITY – Highly visible from W 2100 N

ACCESSIBILITY – In the northwest corner of town in a growing area, but not very central

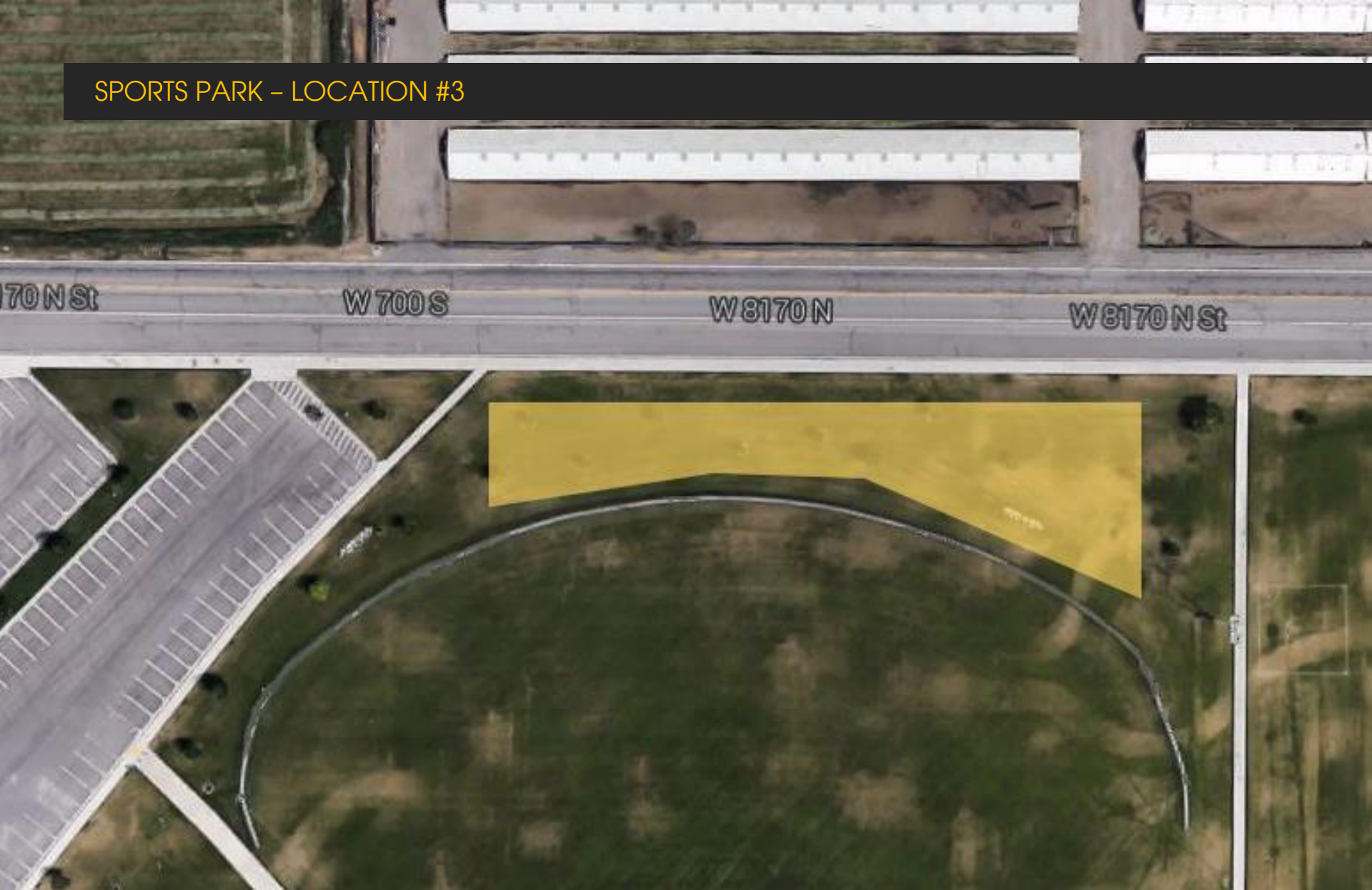
DESIGN CANVAS – Available space is rectangular with maximum square footage of only 12,000 square feet – eliminating the possibility of future phases

BARRIERS TO SHOVEL-READY – Property is City-owned but would require demolition of a concrete slab and basketball hoops

AMENITIES & INFRASTRUCTURE – Existing parking lot, restroom and concrete walkway

IMPACT TO SURROUNDING ENVIRONMENT – Edge of concrete to nearest home would be roughly 95' – less than ideal in terms of sound impact. May need some kind of barrier to the south to prevent boards from shooting down onto W 2100 N

SPORTS PARK – LOCATION #3



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SPORTS PARK – LOCATION #3



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SPORTS PARK – LOCATION #3



SITE SCORE: 40/60

VISIBILITY – Highly visible from W 8170 N

ACCESSIBILITY – Fairly central in the east-west direction, but located within the southern edge of town

DESIGN CANVAS – Available space offers roughly 16,000 square feet, but is extremely narrow and could create flow/congestion issues

BARRIERS TO SHOVEL-READY – Property is City-owned and wouldn't require any major demolition work, but interaction with adjacent mink farm could prove to be an uphill battle

AMENITIES & INFRASTRUCTURE – Sports Park has existing parking, restroom and concrete walkways, but lighting is prohibited due to mink farm

IMPACT TO SURROUNDING ENVIRONMENT – No nearby homes, but skatepark could make the overall park feel congested and would likely have a significant impact on the adjacent mink farm

OUTDOOR POOL – LOCATION #4



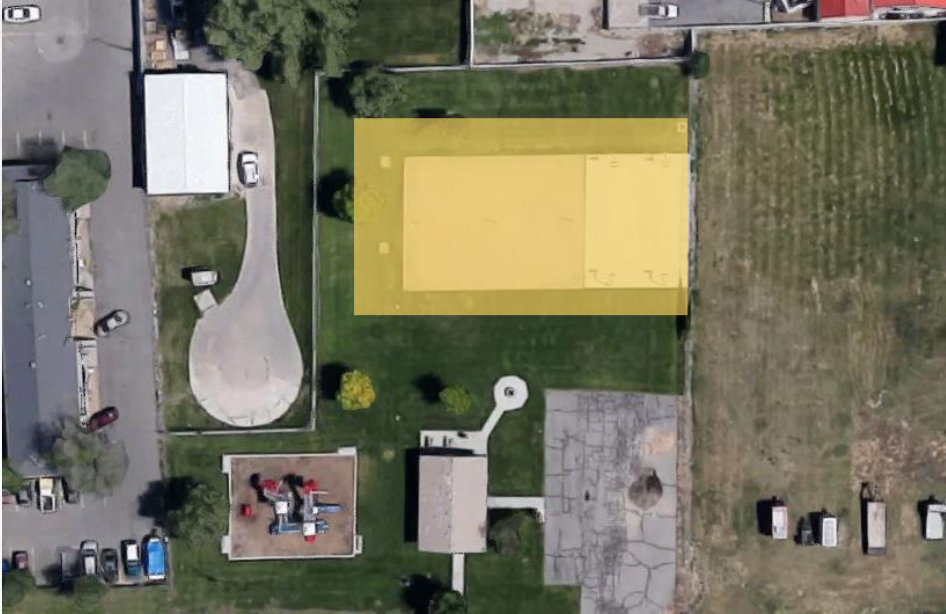
OUTDOOR POOL – LOCATION #4



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OUTDOOR POOL – LOCATION #4



SITE SCORE: 42/60

VISIBILITY – Tucked into the back of the overall site with limited visibility from a major thoroughfare

ACCESSIBILITY – Fairly central in both the east-west and north-south direction

DESIGN CANVAS – Available space is rectangular with maximum square footage of only 12,000 square feet – eliminating the possibility of future phases

BARRIERS TO SHOVEL-READY – Property is City-owned but would require demolition of a concrete slab, basketball hoops and sand volleyball court

AMENITIES & INFRASTRUCTURE – Ample existing parking, as well as a restroom and gazebo

IMPACT TO SURROUNDING ENVIRONMENT – There is only one nearby residence, but edge of concrete to their back porch would be roughly 100' – less than ideal in terms of sound impact

SITE ANALYSIS

RANKING OVERVIEW

SITE NAME	DRY CREEK TRAIL PARK	POINTE MEADOW PARK	SPORTS PARK	OUTDOOR POOL
VISIBILITY	9	9	9	6
ACCESSIBILITY	8	7	7	8
DESIGN CANVAS	8	7	6	7
BARRIERS TO SHOVEL-READY	8	7	6	7
AMENITIES & INFRASTRUCTURE	7	8	8	8
IMPACT TO SURROUNDING ENVIRONMENT	7	6	4	6
<u>TOTAL SCORE</u>	<u>47</u>	<u>44</u>	<u>40</u>	<u>42</u>

- Sites ranked from 1 (worst) to 10 (best) for a total possible rank of 60
- “Barriers to shovel-ready” and “impact to surrounding environment” are ranked in terms of how minimal they are